



**Sherston Close, Oakwood Derby DE21 2ER**

**welcome to**

**Sherston Close, Oakwood Derby**

This stunning four bedroom detached family home in the sought-after area of Oakwood is the perfect choice for those seeking a spacious and modern home in a highly desirable location. Its exceptional condition and numerous amenities make it a must-see for discerning buyers.

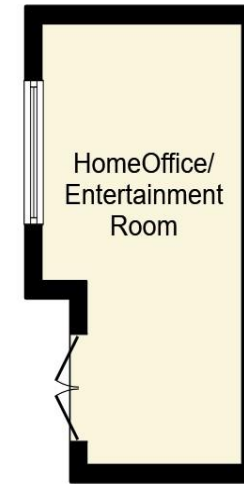




**Ground Floor**



**First Floor**



**Outbuilding**

**Refitted Breakfast Kitcehn**

13' 3" x 9' 3" ( 4.04m x 2.82m )

**Dining/Sitting Room**

12' 3" x 8' 6" ( 3.73m x 2.59m )

**Conservatory**

11' 10" x 9' 3" ( 3.61m x 2.82m )

**Lounge**

13' 9" x 12' 3" ( 4.19m x 3.73m )

**First Floor Landing**

**Master Bedroom**

12' 4" x 11' 1" ( 3.76m x 3.38m )

**Reffitted En Suite Shower Room**

9' 4" x 5' 9" ( 2.84m x 1.75m )

**Bedroom Two**

11' 5" x 7' 8" ( 3.48m x 2.34m )

**Bedroom Three**

7' 7" x 7' ( 2.31m x 2.13m )

**Bedroom Four**

7' 6" x 6' 7" ( 2.29m x 2.01m )

**Refitted Bathroom**

8' 6" x 5' 9" ( 2.59m x 1.75m )

**Outside**

**Home Office/Outhouse**

21' 8" x 10' 2" ( 6.60m x 3.10m )

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Sherston Close, Oakwood Derby

- 4 Bedroom Detached Family Home In Oakwood
- Driveway and Garage
- A Conservatory
- New Refitted Breakfast Kitchen
- Council Tax Band D

Tenure: Freehold EPC Rating: C

offers over

**£365,000**

Nestled in the sought-after area of Oakwood, this immaculate four bedroom detached family offers a perfect blend of space, style and convenience. Situated on a quiet cul-de-sac, boasting a host of improvements, this exceptional property offers ample space, close proximity to modern amenities, and a delightful open layout.

Upon entering, you will be greeted by a welcoming entrance hallway followed by a downstairs cloakroom/ WC, conveniently located on the ground floor with ample storage for coats and shoes. Additionally, an elegant and spacious dining sitting room, an inviting and comfortable lounge perfect for relaxation and a new breakfast kitchen recently refitted with integrated appliances providing a modern and functional cooking space. The heart of the home is this impressive conservatory, flooded with natural light and offering direct access to the idyllic rear garden.

Upstairs, discover four generously sized bedrooms with the master bedroom indulging in an en suite shower room, while the remaining three bedrooms share the modern family sized bathroom. The low maintenance rear garden is perfect for outdoor relaxation and entertaining as well as benefitting from an outhouse which has insulation, light,



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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